005.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,300 / 951,300
					USE VALUE:	951,300 / 951,300
					ASSESSED:	951,300 / 951,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94	-96	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOTTLIEB ROBIN
Owner 2:	
Owner 3:	
Street 1:	94 EGERTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRINCIOTTA GISELDA TR -
Owner 2:	TR GISELDA PRINCIOTTA TRUST -
Street 1:	94 EGERTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2718 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5501.000	480,000	3,300	468,000	951,300
Total Card	0.126	480,000	3,300	468,000	951,300
Total Parcel	0.126	480,000	3,300	468,000	951,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.95 /Parcel: 349.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5050
GIS Ref
GIS Ref
Insp Date 09/01/17

!538!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	480,000	3300	5,501.	468,000	951,300		Year end	12/23/2021
2021	104	FV	457,800	3300	5,501.	468,000	929,100		Year End Roll	12/10/2020
2020	104	FV	458,000	3300	5,501.	468,000	929,300	929,300	Year End Roll	12/18/2019
2019	104	FV	354,900	3300	5,501.	497,300	855,500	855,500	Year End Roll	1/3/2019
2018	104	FV	354,900	3300	5,501.	362,700	720,900	720,900	Year End Roll	12/20/2017
2017	104	FV	332,500	4400	5,501.	315,900	652,800	652,800	Year End Roll	1/3/2017
2016	104	FV	332,500	4400	5,501.	269,100	606,000	606,000	Year End	1/4/2016
2015	104	FV	295,700	4400	5,501.	263,300	563,400	563,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:39:18

LAST REV

Date	Time
09/14/17	11:54:36
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 538

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRINCIOTTA GISE	49184-171		3/27/2007		557,000	No	No		
	16060-410		3/1/1985		1	No	No		A

USER DEFINED

Prior Id # 1:	5050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	989	Alterati	5,000		8/14/2014			Rebuild back porch
10/20/2011	1329	Manual	20,000	C				FINISHED UAT STORA
10/27/2010	2210	Manual	8,901					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
5/30/2012	Info Fm Prmt	BR	B Rossignol
2/10/2009	Meas/Inspect	294	PATRIOT
12/4/2008	MLS	MM	Mary M
5/27/2007	MLS	HC	Helen Chinal
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
8/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5501		Sq. Ft.	Site		0	80.	1.06	1									468,025						468,000	

Total AC/HA:	0.12629	Total SF/SM:	5501	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	468,025	Spl Credit		Total:	468,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07475734
Const Adj.:	0.98392206
Adj $ / SQ:	190.346
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695662
Depreciation:	215655
Depreciated Total:	480007

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

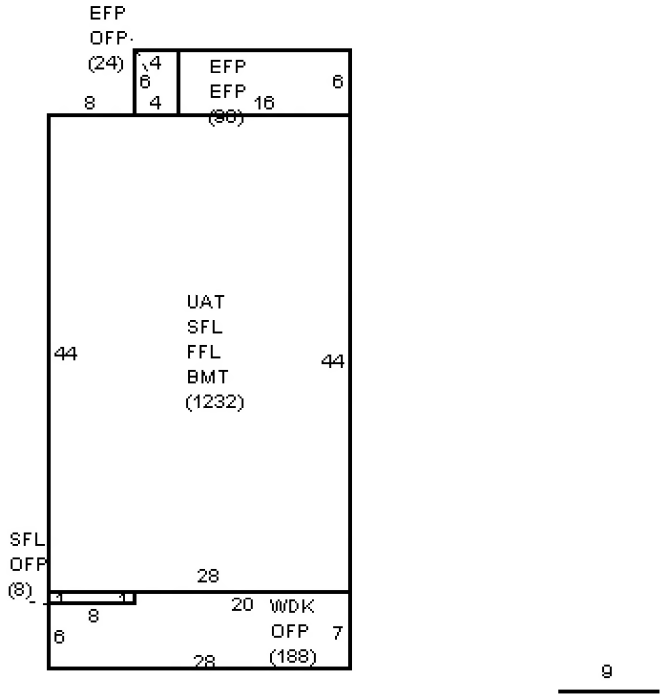
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.35
Special Features:	0	Val/Su Net:	103.54
Final Total:	480000	Val/Su SzAd	194.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,240	190.350	236,029
BMT	Basement	1,232	57.100	70,352
FFL	First Floor	1,232	190.350	234,506
UAT	Upper Attic	308	121.820	37,521
OFP	Open Porch	220	23.610	5,195
EFP	Enclos Porch	216	39.190	8,465
WDK	Deck	188	11.140	2,094
	Net Sketched Area:	4,636	Total:	594,162

Size Ad	2472	Gross Area	5560	FinArea	2718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	FR	1924	20.44	T	50	104			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc